

CCAIA Architecture California

June/July 1981

Vol. 3, No. 2



The Media And The Message

Early this year, CCAIA Secretary Harry Jacobs decided to tackle the problem of communication among Council members. He developed an Internal Communications Task Force, appointed Joseph Woollett, AIA as chairman and, with Woollett, put together a committee representing various talents and interests within the architecture profession. The Task Force began asking tough questions about the way information flows to CCAIA's leadership and members, and took a hard look at the purpose, effectiveness and cost of CCAIA's publications.

The Task Force determined that the top priority was communication among the active leadership of CCAIA itself. If those involved in the work of the Council are not fully informed about what is going on, the activities of the Council will suffer. An investigation of the attitudes of CCAIA leadership found that poor communication in the past led to suspicions on the part of some Directors and Chapters regarding the Council's activities. The leadership simply mistrusted the information they were receiving.

To provide straightforward, timely information to the CCAIA leadership, the Task Force revised the *Monday Morning* newsletter. Under its new name, *Update* will be issued on the last Friday of the month, without fail. *Update* follows a simple format, with an emphasis on current information, including a synopsis of Board of Directors/Excom and committee meetings, a governmental relations report, an outline of on-going professional development programs, and news from membership services. In the Chapter-to-Chapter section, Chapter activities which are open and of general interest to members of other Chapters will be publicized, along with Chapter news. Special information from National that is relevant to CCAIA leadership will be included.

All members of the Board of Directors, all Chapter presidents, all Chapter executives, and all chairs of committees and task forces of CCAIA will receive *Update*.

Chapters are encouraged to use *Update* information in their local newsletters and magazines. *Update* also will be sent to individual members upon request. Obviously if too many members want the publication, a charge will have to be made. At present, however, *Update* is distributed at no charge.

The Task Force's second major concern was communication with all CCAIA members and other interested groups within the state. *Architecture California* has served, with limited success, as CCAIA's vehicle for communicating to members. The Task Force decided to revamp *Architecture California* to better represent CCAIA. In the minds of many architects, the image conveyed through the Council's most visible publication becomes, in fact, the image of the California architect. If the individual architect is not satisfied with that image, he or she is not satisfied with what CCAIA is doing. Unless *Architecture California* addresses issues that architects feel are important, CCAIA members are receiving less than they should from their state organization.

As this issue shows, *Architecture California* is becoming more responsive to the interests of California's architects. Under the direction of CCAIA's new Publications Editor, Janice Phillip, the magazine will evolve to meet the needs of architects in California. *Architecture California* will provide a forum for the exchange of ideas, explore issues vital to the profession, analyze business trends, objectively report on CCAIA's activities, and profile California's outstanding architecture and architects. Letters to the Editor are invited and qualified architects and other experts who can speak about issues of concern to the profession are encouraged to submit articles for publication. The possibility of deferring the cost of the magazine with advertising income is under consideration.

Architecture California is published by the California Council, the American Institute of Architects, and supervised by an editorial board. Current members of

the editorial board are Joseph L. Woollett, AIA, chairman, Orange County Chapter; Ralph Bradshaw, Jr., AIA, San Diego Chapter; Donalee Deffenbach, Executive Director, San Diego Chapter; Richard Conrad, AIA, Ventura Chapter; Fred Lyman, AIA, Los Angeles Chapter; Harry Jacobs, CCAIA Secretary, East Bay Chapter; Barbara Alexander, CCAIA Director of Membership Services; and Janice Phillip, CCAIA Publications Editor.

The magazine is independent of any one faction or group within CCAIA, representing the broadest interests of all CCAIA members. Just because a new president comes to the Council each year does not mean that the editorial policy of *Architecture California* will change. The Task Force is in the process of preparing an editorial policy for *Architecture California* and establishing a process for selecting the editorial board.

Another specific issue that the Task Force is addressing is CCAIA's graphic image. The Public Awareness Committee established the Graphics Standards Task Force to formulate cohesive, coordinated and comprehensive graphic standards for CCAIA correspondence, publications, communications and awards. The Graphic Standards Task Force will coordinate its efforts with the Internal Communications Task Force. "The media is the message," and, as these two task forces get their acts together, the desired message and the media will come together in a satisfactory way.

Once *Update* and *Architecture California* are off the ground, the Internal Communications Task Force will focus on other issues. The contents of the Board Book made available to the Board of Directors; a notebook of resources which would consolidate valuable information for Chapters; special publications for use by the profession; and the processes for promoting special activities of the Council are all concerns that the Task Force will address in the months to come.

Joseph L. Woollett, AIA

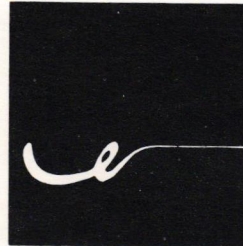
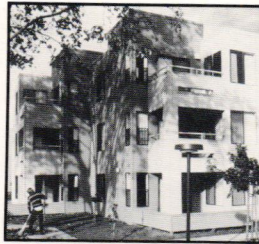
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Director, Membership Services
Director, Governmental Relations

Architecture California, an official publication of the California Council, the American Institute of Architects, is published six times a year. Subscriptions: \$12 a year for non-member architects, architectural employees and those in architectural education; \$24 a year for all others. For subscriptions, write Circulation Department, 1414 K Street, Suite 320, Sacramento, CA 95814. CCAIA is not responsible for statements or opinions expressed in *Architecture California*, nor do such statements necessarily express the view of CCAIA or its committees. ©1981 by CCAIA.

CCAIA's Board of Directors is pleased to announce the election of **Edward D. McCrary, AIA** to replace resigning Treasurer **Wallace L. Haas, Jr., AIA**.

McCrary says, "As Treasurer of the San Francisco Chapter for the past 1 1/2 years, we have been able to reduce both basic and supplemental dues while increasing our reserve surplus. With the move to Sacramento and a re-evaluation of the role of CCAIA, we now have the opportunity to take a serious review of the budget and dues structure of the CCAIA."

An associate partner in the San Francisco office of Skidmore, Owings & Merrill, McCrary received his Bachelor of Architecture from the University of Illinois.

* * *

Peter Hockaday, AIA has replaced Edward D. McCrary, AIA on the Board of Directors of the San Francisco Chapter. Hockaday is with McCue Boone Tomsick Associates in San Francisco.

* * *

Beginning in July, **Dennis Potts** will replace William Plimpton as student regional director, AIA. Potts can be reached at 738 Grand Avenue #2, San Luis Obispo, CA 93401. Phone: (805) 541-6794.

CCAIA Design Competition

In order to develop a new graphic symbol for CCAIA, Vice President/Public Awareness, Richard G. Conklin, AIA, announces a design competition for a new CCAIA letterhead symbol, logo or calligraphy. The competition is restricted to CCAIA members, associates and student members.

The guidelines for the competition are intentionally simple. Graphics must be two-dimensional, reproducible by xerox, employ no more than two colors, and be submitted on 8 1/2 x 11 paper or board. Written text may accompany the design. There is no limit on the number of entries an individual may submit. There are no entry fees, copyrights or cash awards involved.

Each entry must be individually sealed in a plain envelope without identification and mailed in an outer envelope (which indicates the sender's name and address and is clearly marked "graphic competi-

tion") to CCAIA, 1414 K Street, Suite 320, Sacramento, California 95814. Entries must be received by September 1, 1981 to be eligible.

A professional jury will judge the entries and the winning design will be displayed at the Annual Convention with other finalists.



Tom Glass

"O.K.—you've got the integral systems solar commune and I've got the condo with the tennis courts."

Nominations for 1982 CCAIA Officers

The Nominating Committee will soon be formulating the process for individuals to be considered for the following offices: vice president/president designate (1 year term), treasurer (2 years), vice president/professional development (2 years), vice president/government relations (2 years), AIA director (3 years).

All members of CCAIA are eligible for nomination. Individuals and chapters are requested to begin considering potential candidates.

Members of the Nominating Committee are John G. Stafford, AIA (CV), Chair, James G. Pulliam, FAIA (LA), George Bissell, FAIA (OC), William E. Patnaude, AIA (SJ) and Peter H. Dodge, FAIA (SF).

Architectural Announcement: Office Building, Franchise Tax Board

State Architect Barry L. Wasserman, FAIA, has announced selection procedures to obtain a consultant to provide architectural services for pre-schematic design, design development, construction documents and construction support for

the remodeling of two buildings for the State to be occupied by the Franchise Tax Board.

The State proposes to centralize and consolidate the operational functions of the Franchise Tax Board in facilities at the Aerojet Central facilities near Folsom, California, located southeast of the Freeway Route 50 Intersection with Hazel Avenue. Organizational Units of the Franchise Tax Board are to be programmed to occupy two existing buildings totaling about 727,000 square feet.

One Building (A) contains approximately 255,000 sq. ft. and is now leased and occupied by the Franchise Tax Board. The other Building (B) contains approximately 325,000 sq. ft. at ground level. It is anticipated that the interior of Building B can be remodeled to accommodate an additional level of office space. The functional uses of Building A will be transferred into Building B and the use of Building A changed to a different functional use. The program requires that the functional uses of the Franchise Tax Board will be able to continue during the development of this project. Therefore a "phased" development program will be required.

The selection process and contract negotiation is expected to be completed within two (2) months. The due date for completion of the pre-schematic phase is December 1, 1981.

Criteria for Selection of a Consultant

- Ability to interpret the State's preliminary program, complete the program, provide an estimate, plan layout and outline specifications all within the due date.
- Ability to translate and execute the program into schematic design, design development drawings, and construction documents.
- Ability to make valid estimates and maintain agreed-to budget.
- Ability to maintain schedule and meet due dates.
- Design ability: include design philosophy, demonstrate design skills, program interpretation and energy conservation design skills as evaluated by relevant related work.
- Experience of principal/project architect/staff for this type of project.

- Experience of consultant team/staff for this type of project.
- Ability of principals/staff to work with governmental agencies.
- Small business preference.

Firms that are interested shall submit a letter of interest postmarked not later than *June 20, 1981* to the Office of the State Architect, Attention: Ian Dey, Chief Consultant Services, 1500 Fifth Street, Sacramento, CA 95814.

The Aerojet Central property is restricted from the general public. Arrangements will be made to tour the facility only for the firms which qualify for the *final* interview list. Questions regarding this project should be directed to OSA (916) 445-6494 or (916) 322-0385.

It is anticipated that final interviews will be conducted the last week of June 1981.

Submittals of firms will not be evaluated unless OSA receives submittal letter and supporting data which include:

- Reason for the firm's special interest in project.
- Response to all criteria for selection of the consultant.
- Completed Federal Forms 254 and 255 listing the specific projects of your interest.
- Brochure or other material outlining your firm's expertise.

Firms wishing to have the submittal material returned after the selection process should so indicate in their submittal letter. OSA will return the submitted material C.O.D. Material submitted will remain on file for one year only. The State Architect reserves the right to terminate the selection proceedings at its option.

For the second consecutive year, Gensler and Associates/Architects, was named the top U.S. interiors firm in an annual survey published by *Interior Design*.

"Office-of-the-future technology and new job responsibilities are altering the traditional office environment," says company president M. Arthur Gensler, Jr., AIA. "It takes six months to plan a project that may require another year to build. By the move-in date, the organization already may have undergone

substantial changes. This situation creates a tremendous challenge for the architect and designer. We are working on the development of universal space planning and design concepts that have the capacity to change and evolve along with the organization."

Accessible Design Contest

The Governor's Committee for Employment of the Handicapped (GCEH) is sponsoring an Accessible Design Contest to recognize architects and builder/developers for achievement in architectural design excellence and aesthetic accessible features for people with disabilities. Existing facilities and/or residences may be nominated for this contest by writing GCEH, 800 Capitol Mall, MIC #41, Sacramento, CA 95814. Nominations are due by August 1, 1981; the award will be presented October 15th. Call (916) 323-2545 for further information.



Fisher-Friedman received a Merit Award for the Best Use of Glass Block in the Point Reyes National Seashore Sandcastle Contest, sponsored by Bull Field Volkman Stockwell of San Francisco.

Putting A Damper On Fire Codes

The Monterey City Fire Department is proposing an amendment to the 1979 U.C.B. which would require fire sprinkler systems every 5,000 sq. ft., or two hour walls every 5,000 sq. ft., with no openings and parapets on the roof. (U.C.B. now requires sprinklers every 10,000 sq. ft.)

Proposition 13 cutbacks have reduced Monterey's Fire Department staff. The Fire Department says the amendment

will limit the potential size of fires, making them more manageable by fewer fire fighters. Small fires also cost less to fight.

The proposed amendment would increase construction costs by an estimated \$2-\$3 per square foot, according to Daryl Hawkins, AIA, vice president of the Monterey Bay Chapter. The high cost of supplying these sprinkler systems would run counter to the Monterey area's need for inexpensive housing, Hawkins said. The Chapter already has met with the Fire Department to discuss options, and will oppose the amendment at a hearing before the Monterey City Council.

Home Away From Home

A British architect and his wife are opening their 16th Century Elizabethan country house to paying guests from abroad during the months of July and August. Contact Anthony Bartho, Esq. Barrow Court, Barrow Gurney, Avon, England.

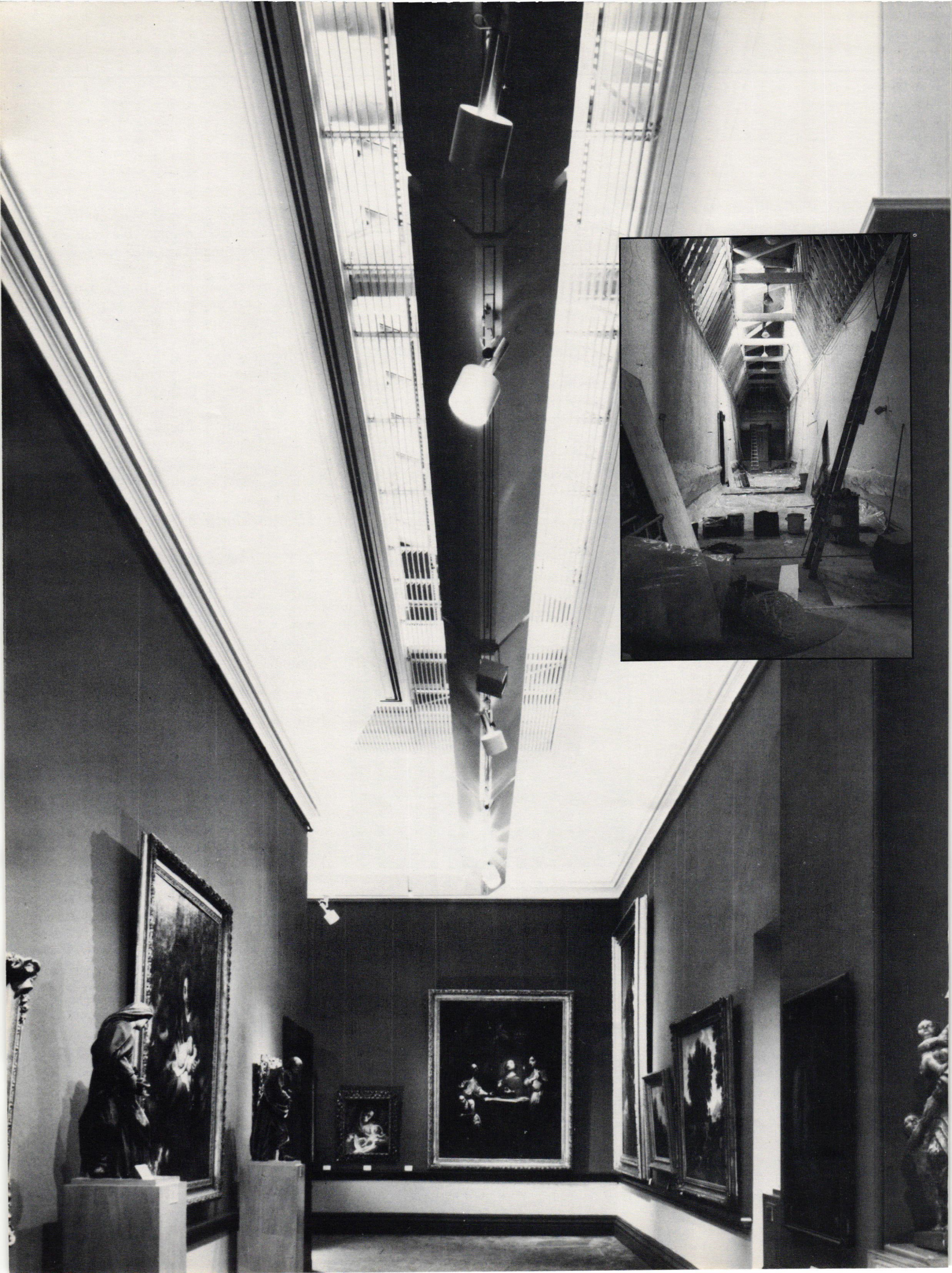
Coming Attractions

June 26-27 CCAIA presents the 3rd annual Architects and Real Estate Development Conference, Hotel Coronado, San Diego. Contact: Betty Travis, CCAIA, (916) 448-9082.

August 28-30 CCAIA presents the 4th annual Energy Conference, at the Asilomar Conference Center on the Monterey Peninsula. Contact: Betty Travis, CCAIA, (916) 448-9082.

September 18-19 "Emerging Techniques in the Practice of Architecture" is the topic of CCAIA's Business and Financial Management Conference, Hotel St. Francis, San Francisco. Contact: Betty Travis, CCAIA, (916) 448-9082.

October 21-24 CCAIA's 36th Annual Convention, the Biltmore Hotel, Los Angeles.



"We worried that we couldn't find craftsmen skilled enough to put it back together again."

Richard Broder, AIA

The Crocker Art Gallery, listed in the Historical American Building Survey, is the oldest museum in the United States west of the Mississippi River. Designed by Seth Babson and completed in 1873 to display the art collection of Judge and Mrs. Edward B. Crocker, the gallery has provided a focus for family and civic social events. "In terms of the skill and craftsmanship lavished on it, the gallery must be judged one of the most sophisticated buildings ever erected in California," says Richard West, Director of the Crocker Art Gallery. "The lure of gold drew to California huge numbers of skilled and semi-skilled artisans, who soon discovered that using their skills was far more profitable than prospecting for gold." An integral part of the social, educational and artistic life of Sacramento and the California Central Valley, the Crocker Art Gallery is an irreplaceable and inspiring example of late 19th century design and craftsmanship.

A structural master plan commissioned by the City of Sacramento in 1975 identified damage caused to the gallery by poor maintenance, water, settlement and insensitive remodeling over a 90 year period. The San Francisco firm of Rosekrans and Broder Inc., specialists in museum renovation, was engaged to plan the restoration of the gallery in 1976. The \$2 million project was funded by an Employment Development Agency Grant and through Federal Revenue Sharing by the City of Sacramento.

The architect's design tasks were to develop a program and plan for the building functions; provide for the structural rehabilitation of the building while preserving as much of the original historic architecture as possible; restore existing and replicate original historic architectural features; provide for new concealed HVAC and electric systems; and integrate current technology in a manner sympathetic with the historical context. The design philosophy was to restore the gallery to its original splendor so that when completed it would be difficult to discern between the new and the original elements. "It really is spectacular inside," says architect Richard Broder, AIA. "We just cleaned it up."

The Crocker Art Gallery has masonry foundations and three story exterior bearing walls with wood floor joists and roof trusses. A masonry arch system supported by steel members spans the library floor. Interior bearing walls are either mason-

ry or wood frame bearing on cast iron columns on the ground and first floors.

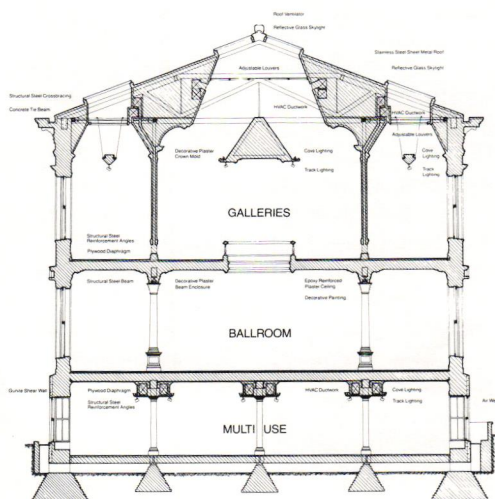
Where it was necessary to remove surfaces in order to install new structural elements, careful photographic records in color were made. In the case of the highly decorative tile floor, a removal and storage sequence was necessary so that the pattern could be replaced exactly as it originally appeared. Millwork items were numbered upon removal and replaced in their original locations. Profiles were made prior to the removal of decorative plaster to insure adherence to the originals when the new work was installed. New stencils were cut from the original patterns for the decorative painting. Color control was achieved by careful field observation of original material and mock-up sample preparation. "We were never sure it would be as good as it was before," says Broder. "But as we started putting the finishes back, we became aware that the contractors on the job were challenged to a high craftsman effort."

The design for the new mechanical system was restricted by both the lack of space to penetrate through to the upper floors and the need to retain original interior finishes which were too valuable to modify. The ductwork is all concealed and integrated into the architectural finishes. There is air cooling on the ground floor only. The two upper floors rely on vertical air movement through the building to provide a comfortable environment during the hot summer months. During cooler weather, the roof vents are sealed and warm air is circulated throughout the space. The new skylights are installed over existing light wells. Glazing is tempered and reflective to reduce heat load. The lighting system for the gallery floor relies on controlled daylight in conjunction with accent lighting. Adjustable aluminum louvers omit south light and provide an additional ultraviolet shield to protect artwork.

The AIA jury comments, "This project features sensitive use of lighting, and superior integration of mechanical equipment into the existing structure. The architect did an excellent job on the design of the ground floor multipurpose room that had previously been a service area. Brilliant integration of new constructions, for example the staircase from the first to ground floor. The Crocker Gallery is a splendid example of restoration."



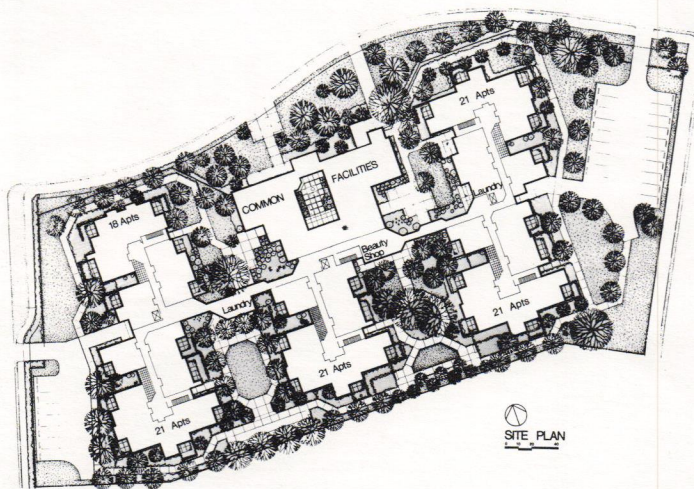
Cathy Kelly



CROCKER · ART · GALLERY



Rob Super



SAINT · MARY'S · GARDENS

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"It is a satisfying project because the need is so acute."

Thomas J. Caulfield, AIA

St. Mary's Gardens in Oakland is an apartment complex for the elderly and handicapped, designed by architects Peters, Clayberg and Caulfield of San Francisco. Fathers Paul Maher and Paul Nourie, successive Pastors of St. Mary's Church, spearheaded community efforts to provide housing for low income senior citizens who had been displaced by the construction of the Grove-Shafter Freeway, and were living in rundown hotels in central Oakland, with little access to services or communication with their peers. St. Mary's Gardens received preconstruction financial support from the Diocese of Oakland and the Catholic Charities, and construction funds from the California Housing Finance Agency. A Section 8 subsidy is provided by HUD to ensure that the housing is affordable to the low income elderly of west Oakland.

Built at extremely low cost, St. Mary's Gardens consists of 101 units of elderly housing in five connected housing facilities arrayed around a central community building. The entire complex is surrounded by a high, open iron fence which provides adequate security for the residents and which guides visitors directly to the main entrance and the community buildings. The openness of the project helps maintain a strong visual relationship to the neighborhood, but makes it possible for residents to use the outdoors as a park in complete safety. The different buildings reinforce this by providing good sightlines to every part of the yard.

St. Mary's Gardens uses color, massing and attention to detail to create a setting that is a dwelling place, not a warehouse or clinic, and to emphasize the identity of the different buildings and apartments. Architect Thomas Caulfield, AIA says the greatest challenge to the project was getting away from an institutionalized atmosphere, "so people don't just end up in a box by themselves."

The buildings are linked to the community building by two long enclosed arcades that open onto landscaped courtyards and the "backyard" of the housing units. The community building contains administrative and public spaces, but also is designed to foster social interaction. Public areas include lounges, a beauty parlor, laundry facilities, community dining and kitchen areas, game rooms and porches over the entry ways. All

the apartments in St. Mary's Gardens are one bedroom, a departure from the usual practice of granting public funds for elderly housing only for studio apartment projects.

The due north axis of the building provides the ideal orientation for future solar installation when funding becomes available. The approach to energy efficiency is by use of ordinary materials, arranging the elements of the building to conserve energy in a low technology manner. Heat gain through the windows and skylights will reduce heating loads in the winter, while operating windows in all spaces will provide cross ventilation in the summer.

The project is a three story wood frame construction on slab on grade, and stays within the scale of the Victorian homes in the neighborhood. The exterior finish is painted Douglas fir plywood. Interior materials are of a residential type, with color accents of both paint and carpet used to provide identification to various parts of the complex. The architects have established a barrier-free environment. Nine apartments are designed for the handicapped, especially those in wheelchairs. Special features for the safety and convenience of the elderly residents include level buildings, elevators to all floors, hand rails in the corridors, and abundant seating areas so the residents are never far from a chair.

The AIA jury cites St. Mary's Gardens as a "humanely organized project which offers real amenities to its elderly inhabitants—a sense of community and privacy, a variety of secure outdoor spaces for viewing and use, a domestic scale and many unit types. St. Mary's shows unusual attention to details so often overlooked in this type of project; a strongly organized circulation system; exceptionally fine common spaces with good residential scale; and concern for light, cross ventilation and energy."

Having provided uniquely innovative responses to the needs of low income elderly, St. Mary's Gardens will serve as a model for this type of housing in the 1980s. In addition to the AIA Honor Award, St. Mary's Gardens has been recognized by the American Plywood Association's National Design Awards Program and Housing Magazine/American Institute of Architects Homes For Better Living Awards.

Historically, AIA's mandatory code of ethics has prohibited architects from acting as contractors. Three years ago, AIA established a national task force to explore this ethical standard. "The architect is acting as the owner's agent and representative in dealing with the contractor. If the architect is also the contractor, he may not be objective in making decisions because he may make decisions in order to make the most money," explains Rex Whitaker Allen, AIA, California member of the national task force.

AIA maintained that a conflict of interest was inherent in the activities of an architect acting as contractor. But the U.S. Department of Justice disagreed, requiring AIA to eliminate mandatory ethics requirements. Since mandatory ethics restrict business practices, the standards were deemed in restraint of trade by the Justice Department. As the Department saw it, conflict of interest was not a justification for restraint of trade.

Although its mandate was made mute by federal regulation, the national task force continued to explore the issue. The task force found that around 10 percent of architects in the country acted as contractors in 1978, and about 13 percent in 1981. Why are more architects becoming contractors? "Probably because they make more money," says Allen. "That's the simple answer."

In a report given at the National Convention in Minneapolis in May, the task force recommended that a voluntary code of ethics be adopted. "It's being requested that clients be given an official notification that there is a conflict of interest," says Allen. "But there's no way of enforcing that."

Allen notes a tremendous growth in AIA membership since the mandatory standard of ethics was dropped. "We cannot pinpoint it to the fact that we have changed our code of ethics, but there were a lot of architects who were not members of AIA because of AIA's position on contractors."

Architects venturing into construction activity have a variety of experiences. Two are expressed in the following Points of View.

On Construction Management: Joseph L. Woollett, AIA

I was general manager of a firm that did construction management. We might as well have been a contractor. We didn't guarantee a price to the owner. But we had to have all the expertise of the contractor and we did some fairly major work, a series of projects that lasted over six or seven years. We did office buildings, shopping centers, college residence halls, apartments—most Type-1 construction.

What we did has always been ethical. We didn't have the problem of full disclosure with the client because we weren't guaranteeing a price. There really isn't a conflict of interest because we received a fixed fee.

I happen to believe, as many architects do, that even if you disclose to the client what you're doing as a contractor there is a built-in conflict of interest that cannot be erased. When an architect/contractor tells an owner what he will receive, the explanation is limited—the ability of the client to understand is limited. Will he know about every electrical outlet and its quality? Probably not, because he's not going to understand it. Yet the end of the job comes and the contractor is running low on money—what kind of outlets will he give the client? He's going to give him the cheaper one. But when the architect's reputation

is at stake, he goes with the quality material.

Being construction managers really gave us complete control over the projects. It also gave us a lot more headaches. The major problem was that the owner had no protection because the price was not guaranteed. Because we weren't guaranteeing the price to begin with, at times we got a little sloppy. Maybe our drawings weren't quite as thorough as they might have been if we had to go out to competitive general bids. Maybe we weren't as careful bidding. The owner had to take responsibility, pay for a complete project. Whereas if there'd been a general contractor, he would simply have had to absorb the cost mistakes. When we were doing the building, if we saw something we didn't like, we'd change it, partly because we didn't have to argue with a contractor about price. What happened is we began spending more money than we should have. It was too easy to make changes.

Also we became involved with lien releases for all contractors. That's where the contractor certifies that he's paid everybody so that nobody has the right to lien the job. If you have people on your payroll, you have to get a lien release from each one of those people. It's a tremendous amount of paperwork and a lot of hassle to hold up payments for the releases to be done thoroughly and correctly.

We got involved in labor disputes. It was awful. For instance, we were doing a multistory concrete structure, and I went up on the fifth level to check with an engineer's level to see that the concrete contractor was doing his work properly. I was immediately challenged as to whether I was carrying a union card. I explained that I wasn't and that I didn't need one, and that touched off a dispute. There were other labor disputes, too. We handled them within our own office.

We were operating in a nonfamiliar way, which in itself created problems. Our construction manager was a licensed contractor which was valuable, simply because it made it easier for us to communicate to people who we were, rather than explaining what construction management was. People didn't understand who they were dealing with—sometimes suppliers didn't want to sell to us at contractor costs because we weren't general contractors.

There are many, many variables between the two extremes of the architect not being involved in the construction process at all, and the other where the architect is the contractor. More architects are becoming involved in construction management, some in development, some in contracting, and some in all three.

Construction management facilitates fast tracking, actually commencing construction before the drawings are finished. It allows more control of the contractors involved. For an architectural firm to work with a general contractor who is then working with four or five major subcontractors, or to work with a joint venture of contractors, you're practically into construction management anyway.

I don't see any conflict of interest with architects functioning as construction managers. But it's very difficult if the architect is doing it for projects he has designed. My observation is that either the architecture or the construction management tends to dominate. When the architecture dominates, that generally means the project will be expensive. And when the construction management dominates, it means that the quality of design may suffer.

Architects in Construction

On Turnkey Projects: Craig Lopez, Associate, AIA

Turnkeys are part of the Housing and Urban Development (HUD) low rent public housing projects. There are two manners in which low rent public housing is done by the federal government. One is turnkey and the other is conventional. They are both handled through local city and county Housing Authorities.

In a conventional one, the developer is the Housing Authority which goes to an architect for architectural services. With a turnkey, the Housing Authority advertises through a request for proposal to developers for the development of a specific amount of housing. A request for proposal packet gives all the parameters and program requirements, the amount of units, handicapped requirements, and so on. From that packet, we put together the costs for the total development of the project. That includes all architectural fees, construction materials and labor costs, and some profits.

Housing Authorities acquire the land and sell it to the developer. The developer builds the units and sells the land back to the Housing Authority. That's where the "turnkey" comes from. A lot of times we get involved with the Housing Authority in land acquisition. We go through real estate brokers who begin looking at land that is available.

When we buy land from the Housing Authority, we become the owners and avoid the conflict of interest that an architect/contractor faces. Leach & Kehoe is a corporation partnership. Howard Leach and Richard Kehoe are the partners in the firm. I'm the production manager. Richard Kehoe is also a licensed contractor and has 30-odd years of architectural construction experience. There is another corporate entity within our own firm. That's Pacific Urban Development Corporation. We joint venture with a construction firm, Hilley Construction. Hilley-Pacific does the construction management and hires Leach & Kehoe architects to do the architecture. That's the corporate structure for our whole turnkey process.

The fee for a turnkey project is usually based upon a HUD prototype that defines the type of unit cost. It can vary depending upon the region or upon elderly or nonelderly housing, and there can be some additions for local agency requirements. For instance, the City of Santa Barbara requires all Mission clay tile while other cities will go with asphalt roofing tile.

The proposal is put out with a bottomline figure. Bids include interim financing that the developer has come up with. With today's fluctuating interest rates, more likely than not, there's not going to be that much of a profit-making bottomline figure for the developer.

Usually the lowest bona fide developer wins the project. The proposals are scrutinized by HUD architects and Housing Authorities and usually a local housing commission, to make sure all the program requirements are included. The basic requirement of the Uniform Building Codes is called the MPS, minimum property standards, which is a HUD document. The quality of construction and material, and sometimes the methods of erection, are set out in the MPS.

It's really hard to use less expensive materials than the norm because the MPS is very specific in the quality of materials. In

public housing there is a degree of maintenance that has to be carried on by the local housing authority, and they want something durable. Costs savings that are brought about by competitive shopping for materials go through the developer, not the architect. The interests are very specific as to who does what and what the profits are.

The problems of turnkey projects are various. Right now, funding is a problem. It's hard to tell which projects will be funded and which won't. There's a lot of moratoriums on this type of development within counties and cities. There's a lot of ballot initiatives to vote for or against this kind of work.

Usually lenders question the ability of the federal government to pay at the end of the project. And they have good grounds. On one of our projects, the government ran out of funds. It wasn't a loss. We got it three weeks later. But all the time, we were paying interest. You try to analyze the market six months down the line from the time you come up with the bottomline of the proposal—by the time you're actually turning it over, what the situation will be. It's a tricky game.

There's a lot of paperwork involved. That's where the time is usually extended. It's hard to get things approved. The design is defined, not necessarily schematically, but the area requirements, room square footage, is all pretty much designed in the package. Local government agencies have their own design requirements. A proposal approved by the Housing Authority may have to go back to the local government agencies. They could mandate that you start all over again because the city planner, the fire department or the architectural review board doesn't like what you've put out. What changes can be made and still be used in prototype has to be negotiated with the government before the project's working drawing can begin.

The majority of these projects are designed by the defensible space concept, where one tenant looks after another. Aesthetically, the cities usually dictate the type of design, Early Californian or what have you. When it's low rent, it's not low costs. The costs are considerable. We have received several awards for our public housing, for two projects in Santa Barbara. We are using the same type of design in San Luis Obispo and Ventura.

We are set up here in the office with an overlay drafting method so we can put out a lot of work in a lot less time than it would take with conventional pencils on vellum. We have reproduction cameras, osolith machines, and vacuum frames that can reproduce and reduce the work required so it takes a lot of the mundane drafting methods out. We have one bedroom all the way up to four bedroom units that we use in various building forms, over and over again. That way, we can just go with the same plan and not have to redesign the wheel. These can be done in semi-detached, detached or multistory units. The units are all designed out. It's the site planning and site schematics that have to be worked with. We have a microprocessor computer with word processing capabilities. Our specifications are all in the computer and we can tailor make them to the job.

There's a need for public housing of this sort. In California specifically, low rent housing has been mandated by enabling legislation. I know of five turnkey jobs just this year in the southern California area between San Diego and Santa Barbara County. Turnkey projects will continue to go. Maybe not as large or as many, but they'll continue.

Architects and Real Estate Development

A two-day conference for California architects who have engaged in real estate development, or are considering, and wish to know more about how and why to do it.

REGISTRATION:

CCAIA's pricing plan has been developed to encourage more than one member of a firm to attend, since those engaging in real estate development function as a team.

First registration for CCAIA members is \$195 from each firm, the second \$25. First registration for non-CCAIA members is \$245 from each firm, the second \$175. Full-time architecture students, \$50.

For registration, call Betty Travis at the CCAIA (916) 448-9082.

For hotel reservation, call the Hotel del Coronado (714) 435-6611. To obtain the conference rate, please be sure to state you are attending the CCAIA conference. Main Building \$69 single or double; New Complex \$87 single or double.

The Program

KEYNOTE SPEAKER: Pete Wilson
Mayor, San Diego

- Real Estate Finance in Transition
- Joint Ventures — The Rush is On
- Pro Forma
- Small Syndications
- Development Without Construction
- Residential/Condos
- Retail/Commercial
- Adaptive Reuse
- Industrial
- Office Buildings

The Faculty

Elliott Brenner, AIA
Richard T. Coady
Theodore N. Deuel
Richard Dorman, FAIA
Robert Eddy, AIA
Barry Fernald, AIA
Thomas P. Masters, AIA
Bruce G. McCauley

Michael R. McGuire
Harold D. McNee, Jr.
Paul J. O'Brien
Dan Peterson, AIA
Lawrence Simons, AIA
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Hotel del Coronado
June 26-27, 1981

A Line On The National Convention

by Harry C. Hallenbeck, AIA

The A-3 Resolution on Institute Goals, which was a proposal by the Dallas Chapter, AIA, and cosponsored by the Texas Society of Architects, AIA, was defeated. The A-3 Resolution proposed that the Board of Directors of the AIA organize a comprehensive goals program which, through the use of recognized goal setting techniques, would establish fundamental goals for the programs, purpose and character of the AIA, and that a new plan for implementing the goals program be adopted.

The initial resolution was in conflict with the California A-1 Resolution of last year, but prior to the vote the Resolution was amended to be compatible with the A-1 Resolution and the Directions '80 Task Force formed in response to our A-1 Resolution. A-3 proposed a different method of achieving the goals study. Instead of a grassroots effort, it was a special study group with select representation of public input in short conference settings which would generate the goals in three days. It was budgeted at \$125,000 on up. When it came right down to it, the thought was that we wanted to stay with the grassroots effort and that we didn't want to spend another \$125,000.

Submitted by the Illinois Council, AIA, Resolution E-1 proposed that AIA's Bylaws be amended to provide that any graduate of an accredited college of architecture be admitted to associate membership in AIA regardless of the nature of his or her employment. The Resolution was also defeated. The convention felt that anyone who has simply gone through architecture school and graduated, but is not functioning as an architect or intending to pursue the profession, should not be a part of the professional organization.

It is a delicate balance because it is not infrequent in the associate category that a person will be out of work and have to take temporary work in another field. You don't want to kick that person out. On the other hand, if a person is not truly pursuing the profession, we don't want to have him in the Institute. The Institute was very strongly against allowing this broad interpretation.

Resolution F-1, California's proposal that the national Board of Directors study a cost effective method of voting for national officers by mail, was soundly defeated. The request for the study was a proposal generated by the Los Angeles Chapter and endorsed by, and therefore a resolution of, the California Council. The Board of Directors of National recommended against it. The National Board takes a position on each Resolution and that position is stated on the floor of the convention.

Almost all of the discussion and debate focused on whether we wanted mail balloting, not on whether we wanted a study. It was impossible to separate the fact that this was a study from the results of what the study might support. One argument openly stated was, If you know right now that we aren't going to accept mail balloting, why go through with the study?

It was very inexpensive, only \$6,000 to make the study. But it was soundly defeated, primarily on the basis of a lack of personal knowledge of the candidates. The feeling was that delegates could make personal judgments on a person's ability by hearing them and talking with them at the convention. One delegate said, "I would not have voted for your California Director if I had not heard him yesterday in a political caucus."

The Resolution really didn't have a prayer. California itself probably was not in favor of it. The delegation assembled in our caucuses was clearly split, if not actually a majority against.

The vote was called and the Resolution was defeated on a voice vote. We then called for a roll call vote because the convention has a weighted vote system. In order to get a roll call, you have to have the support of one-third of the head count on the floor. Only about 40 or 50 people stood up of the 500 assembled.

Resolution L-1 proposed that the Board of Directors take the Roofing Design Minimum Standards presented by the Central New York Chapter, AIA, and study the creation of a National Roofing Design Standard to be incorporated into the Architectural Graphic Standards of AIA. Resolution L-1 was also defeated—it was a tough day for Resolutions. It was defeated on the basis that the Institute should not be in the design standards business, that there are ample opportunities and vehicles through which standards could be generated, and that there is a better standard than CNYCAIA's currently available anyway.

Resolution V-1, submitted by the St. Louis Chapter, the Chicago Chapter and the Illinois Council, AIA, was the most hotly contested Resolution. There was a strong presentation by the delegates who were members of the NCARB Board on behalf of their proposal that all their certificated persons would have to have graduated from accredited colleges.

The architectural profession traditionally has allowed experience to be a substitute on an equivalency basis with education. NCARB's proposal would not change registration requirements by the state, but it would change certification by NCARB, the vehicle by which registration is certified from one state to another.

In essence, here was NCARB applying another level of requirement over and above what the states themselves might require. AIA is strongly against that and traditionally has been against it. We assumed this would be a fairly easy Resolution, opposing NCARB's proposal. It turned out a number of prominent people spoke in favor of NCARB's proposal, primarily on the grounds of the future—that it's an old idea to think you can learn the trade through good, hard labor. That architects should be fully educated if we are a learned profession. Nonetheless, when the debate had settled and the vote was called, the Resolution opposing NCARB's proposal was passed.

The California delegation proposed an amendment to the Resolution, making it stronger in opposing the NCARB's proposal. The final adopted Resolution reads: "RESOLVED, The AIA opposes the recently adopted NCARB resolution which would require an individual to have a professional degree from an accredited school of architecture as a mandatory requirement in order to be eligible for NCARB certification. And further, the AIA respectfully requests that NCARB modify said resolution to include experience and examination equivalency."

Following deliberation on the Resolutions, the convention elected AIA's 1982 officers. Robert M. Lawrence, FAIA of Oklahoma City, succeeds R. Randall Vosbeck, FAIA as president of the Institute in December. Robert Broshar, FAIA of Waterloo, Iowa, was elected first vice president/president-elect. James C. Dodd, FAIA of Sacramento, California, was narrowly defeated in a bid for vice president. The three new vice presidents are Ellis W. Bullock, FAIA of Pensacola, Florida; James R. Nelson, AIA of Montcharin, Delaware; and William A. Rose, Jr., FAIA of White Plains, New York. Harry W. Schirmer, FAIA of Topeka, Kansas, was elected treasurer.



Introducing California's New Fellows

*In recognition of their contributions to the advancement of the profession of architecture, thirteen California architects have been elected to the College of Fellows of the American Institute of Architects. The new Fellows were invested with their lifetime honor at AIA's National Convention in Minneapolis/St. Paul. **Architecture California** joins CCAIA in applauding the achievements of these dedicated professionals.*

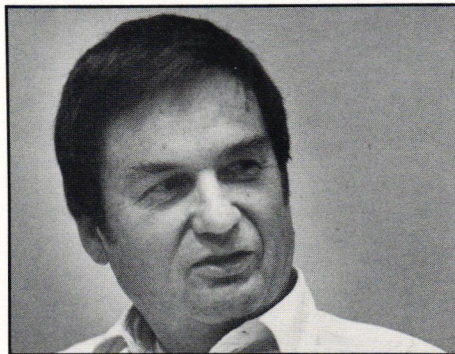
Raymond C. Abst, FAIA, has combined his architectural career with community involvement that has included the Modesto Planning Commission, City Code Committee, Removal of Architectural Barriers Committee, Library & Cultural Commission, YMCA and Easter Seals Society Boards.

Abst is listed in *Who's Who in America* for professional achievement. His firm, Raymond C. Abst & Associates, has received design recognition for a variety of work, including Columbia College, Modesto Jr. College, the Burchell Fountain, Stanislaus County Juvenile Detention Facility, City of Patterson Jr./Sr. High School and Newman-Riverbank Public Libraries. "When you're out here in the Valley, you specialize in anything that comes down the pike," he says.

A native of Oregon, Abst received a Bachelor of Science in Structures and a Bachelor of Architecture from the University of Oregon. Abst has been charter Board member, Secretary, Treasurer and President of the SVAIA; Task Force Chairman and Vice President of CCAIA; committee member of AIA Architecture for Justice; and currently is on the Board and Secretary for the California Council of Architectural Education.

"A Fellowship is something I'd hoped for but never quite felt it could happen. Sometimes you think architects in the boondocks get passed by," Abst says.

David C. Boone, FAIA, received his degree in architecture from the University of California, Berkeley. He has practiced architecture in the Bay Area for over 20 years. Boone was formerly a



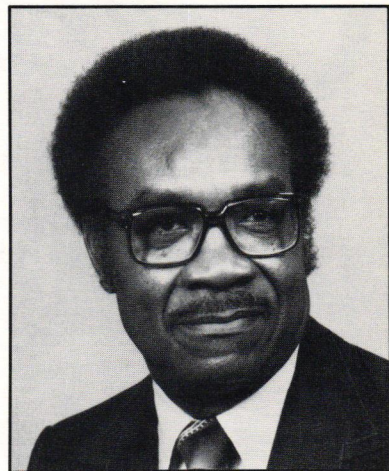
David C. Boone
East Bay Chapter

principal in the firm of McCue, Boone, Tomsick of San Francisco, and is now a partner in the Orinda firm of Boone/McNair. Boone is responsible for planning, design, and general project management for the partnership, and is involved in residential land development of single family dwellings in the East Bay. Many of Boone's projects have won national design awards, including an Honor Award from the American Institute of Architects.

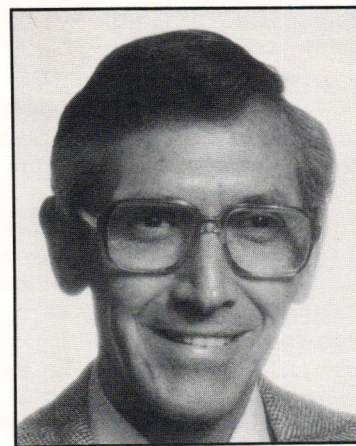
Boone has served as President of the East Bay Chapter, Treasurer of CCAIA, and Treasurer of the California Council, the American Institute of Architects Foundation. He currently is chairman of an AIA/NASA committee which is exploring methods of introducing new space technology into the building industry.

A member of the committee of land owners and local citizens that developed the North Orinda Specific Plan which sets new design and planning standards for Orinda, Boone is a member of the Orinda Association Planning Committee.

Kenneth H. Cardwell, FAIA, is a graduate of the University of California, Berkeley School of Architecture, and has been a member of the University faculty since 1949. He has served as Acting Chairman of the Department of Architecture, and as Associate Dean of the College of Environmental Design. Cardwell is a founding Director and former President of the California Council on Architectural Education, whose purpose is to improve the teaching of architecture and to increase the coordination of community college coursework with accredited degree programs at universities. Extending his teaching beyond the classroom,



James C. Dodd
Central Valley Chapter



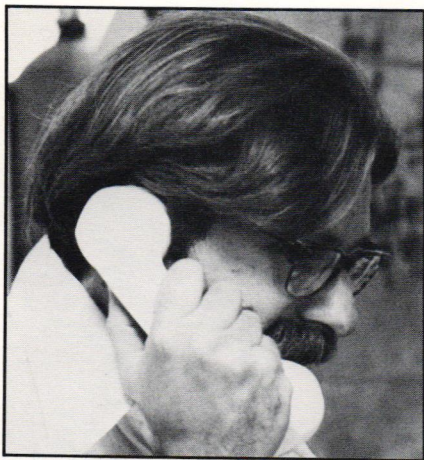
Raymond C. Abst
Sierra Valley Chapter

Cardwell has lectured at many universities, including Yale, MIT, Brown, Rensselaer Tech, and before numerous lay and professional organizations.

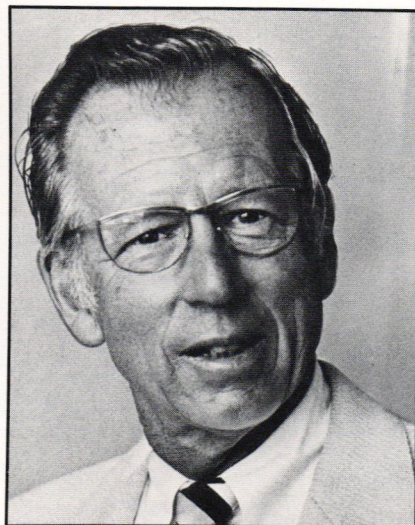
Cardwell directs projects in historic preservation at Hall Goodhue Haisley and Barker, where he is an associate. His practice includes the restoration of historic buildings and the recording of historic structures for various governmental agencies. He has served as historic resources officer and as President of the East Bay Chapter, AIA; Director of CCAIA, and on local, state and national committees concerned with preservation.

His book, *Bernard Maybeck: Artisan, Architect, Artist*, made a significant contribution to architectural history as the first full-length biographical account of Maybeck's work.

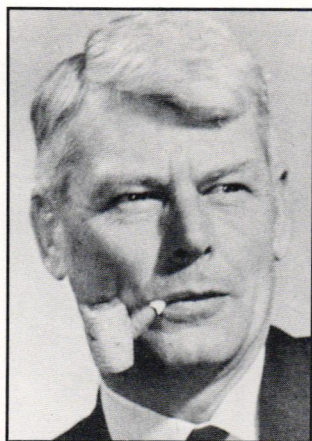
James C. Dodd, FAIA, of Sacramento, represents the California Region on the AIA Board of Directors. He is a Component Affairs Commissioner and a resource member of AIA's new Direction '80s Task Force. Dodd has served as president of the Central Valley Chapter, AIA, and on the California Council's Board. He is Vice President and a charter



Sanford Hirshen
East Bay Chapter



Robert Ingle Hoyt
Santa Barbara Chapter



Robert J. Evans
San Francisco Chapter

member of the National Organization of Minority Architects.

"I suspect I was awarded a Fellowship for my contribution to the profession and to civic affairs," Dodd says. He is extremely active in civic affairs, having chaired both the California Community College board of governors and the Community Welfare Council's school dropout program. He has been Vice President of NAACP's Sacramento branch, a Director of the Sacramento Red Cross, Sacramento Area Mental Health Association and Community Welfare Council, and a member of numerous educational and community organizations. Dodd also serves on the Sacramento Methodist Hospital Board of Directors.

"The AIA is only as effective as its service to its members and the profession," says Dodd. "The housing and energy crises offer architects an opportunity to establish the fountainhead of leadership for the built environment firmly within our profession. With bold, creative, imaginative actions, we architects can lead this nation out of these crises, creating demand and respect for our services."

Robert J. Evans, FAIA, was Assistant Vice President for Physical Planning and Construction for the University of California at the time of his retirement in 1972. He was responsible for the direction of the University's physical development on six campuses then existing, and also initiated site selection and campus planning for three complete new campuses now developed. Evans continues to serve as a consulting architect and university planner, currently working with the University of North Carolina, Greensboro. He is a member of the Association of University Architects.

"I suspect the judges considered I had advanced the profession of architecture in specialty and large scale planning," Evans says.

Sanford Hirshen, FAIA, received a Bachelor of Architecture degree from Columbia School of Architecture. He teaches at the University of California, Berkeley's Department of Architecture; and was Director of the Center for Planning and Development Research and Associate Dean for Research, the College of Environmental Design. Hirshen has been guest professor at UCLA, Stanford University and the University of Morelos, Cuernavaca, Mexico.

As a consulting architect, Hirshen was instrumental in preparing a model for self-help rehabilitation for San Francisco's Western Addition; creating performance specifications for low cost housing in San Francisco; and developing a master plan for the City of Hackensack, New Jersey. Hirshen's firm represented the United States in the Previ Project, an international competition sponsored by the United Nations to provide Peruvians with an expanded capacity to plan and

construct low cost housing projects. His firm's submission was chosen for prototype construction.

A principal in Hirshen Gammill Trumbo Architects, Hirshen specializes in public service buildings such as health care and child development centers, schools, elderly housing, migrant housing, parks and playgrounds. "I have a fairly unique involvement in linking social planning to architecture, working with disenfranchised groups to produce good architecture," he says.

An AIA Honor Award for Farm Worker's Housing is among the design awards Hirshen has received. He has served on the board of the California Rural Development Corporation, and currently is a member of AIA's Subcommittee on Rural Housing; AIA's National Housing Committee; the East Bay Chapter, AIA; NCARB; and Amigos de Gaudi in Spain.

"I am really pleased to receive the Fellowship, in the sense that the Institute recognizes the kind of service we give to people as being important," Hirshen says.

Robert Ingle Hoyt, FAIA, received his Bachelor of Fine Arts and Master of Architecture degrees from Yale University, and his Master of Architecture from Cornell, where he was on fellowship as the university's first planning student. An architect and planning consultant, Hoyt has been active in the development of the City of Santa Barbara for over 30 years. "I have been a noisy member in the community to get things done, not stop them," he says.

The rehabilitation of Ballard School, parts of the Santa Ines Mission and much of the Solvang Elementary School are among Hoyt's projects, as well as low cost housing in Lompoc and Guadalupe. He also has done a number of solar installations and farm buildings in Santa Ynez Valley. Hoyt's larger works include the State Street Plaza, the Historical Museum and the parking structures adjacent to the city's historic Court House.

Active in community affairs, Hoyt drafted Santa Barbara's first off-street parking ordinance. As a member of the Mayor's Crosstown Freeway Committee, he set accepted architectural design for local freeways. Hoyt's work resulted in

the City of Santa Barbara receiving CCAIA's Community Design Award in 1971, for 25 years of downtown renewal with local initiative and funds. The State Assembly commended Hoyt for his contribution to Santa Barbara's downtown renewal.

"I went to the first post-war meeting of the California Council," Hoyt says. "I was something of a log-jam breaker at CCAIA. I was there when it was organized and when we hired our first director and when it was incorporated."

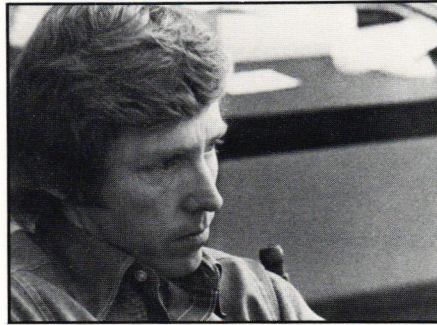
Frederick Liebhardt, FAIA, is a former member of the Taliesin Fellowship and a student of Frank Lloyd Wright. He arrived in the San Diego area in the 1950s and in 1960 formed the architectural firm that is now Liebhardt, Weston & Associates. LWA has received numerous local and national design awards. Liebhardt is prominently identified with many San Diego area projects, including the San Diego Yacht Club, Islandia Hotel and Restaurant, Scripps Institution of Oceanography Library and the San Diego Wild Animal Park where he fills a continuing planning and design role.

In recent years, Liebhardt has concentrated his efforts in the field of recreational land planning and design for zoos and wild animal parks. "For a long time I've been convinced that the only way there will be any wild animals left is through zoos," he says. "If it weren't for zoos, quite a few species would be gone now."

Liebhardt has been involved in projects in Hong Kong, South Korea, Kuwait and India, as well as various parts of the United States. He currently is engaged in the preliminary design of an \$11,000,000 Aquatic Habitats Complex scheduled for construction in 1982 at the National Zoo in Washington, D.C.

"I know I didn't receive a Fellowship for community service in the sense of serving on a lot of committees," he says. "I've never been on a committee."

Donn Logan, FAIA, graduated with distinction from Arizona State University, and from the Harvard Graduate School of Design. He is a principal in the firm of Elbasani/Logan/Severin (ELS Design Group) in Berkeley. Many of



Donn Logan
East Bay Chapter

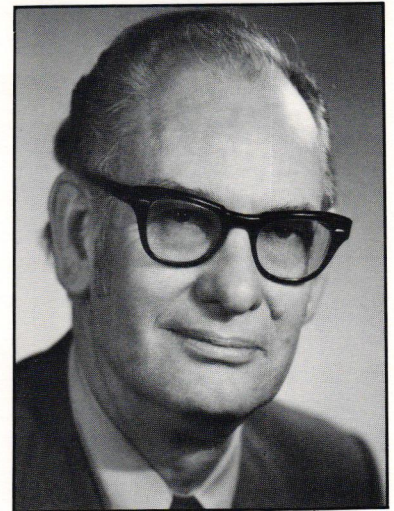
Logan's projects have received design awards, including seven prizes in major design competitions and two Progressive Architecture citations. He is a Professor at the University of California, Berkeley, and has written and lectured extensively on urban design, mixed-use design, energy and the architecture of cities. Logan recently co-founded an architectural energy consulting firm SOL-ARC, which offers energy services to other architects and performs direct consulting and research services for private and public clients.

Urban development, particularly the building and rebuilding of the downtown cores of American cities are the focus of Logan's work. He says his designs are a search for a responsive urban architecture, one that values mixed uses, a respect for context and the reuse of historic structures. His work offers new ways to make vital city districts, while stimulating environmental quality and economic viability in the areas surrounding the projects.

William B. Vick, Jr., FAIA, was Deputy State Architect when he retired from 15 years of state service in 1976. A high school vocational architecture course launched Vick's career. "In those days, people didn't think about going to college. They thought about getting a job," he recalls. Vick began work in a drafting room and studied engineering during World War II. After the war, Vick joined a drafting room whose chief designer taught design at the University of Southern California. Vick studied design at USC and the University of California, Los Angeles, and became a designer in the State Architect's office.



Frederick Liebhardt
San Diego Chapter

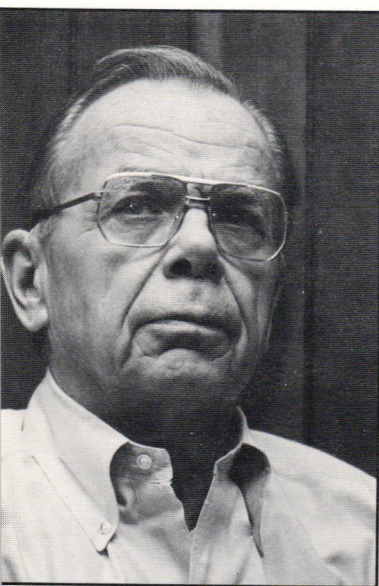


William R. Vick, Jr.
Central Valley Chapter

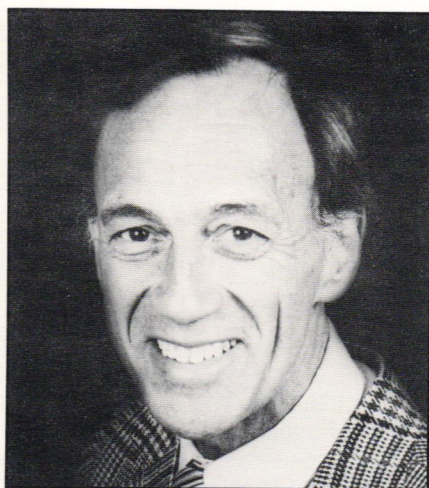
During his 15 years with the State Architect's office, Vick was project architect for major projects ranging from hospitals to office buildings.

Vick has served as Secretary, Vice President and President of the Central Valley Chapter, AIA; and Director, Vice President for Professional Affairs and committee member of CCAIA. He currently is Vice President of Governmental Relations for CCAIA, and serves as Assistant Secretary, State and Consumer Services Agency, for implementation of a new State Building Standards Law.

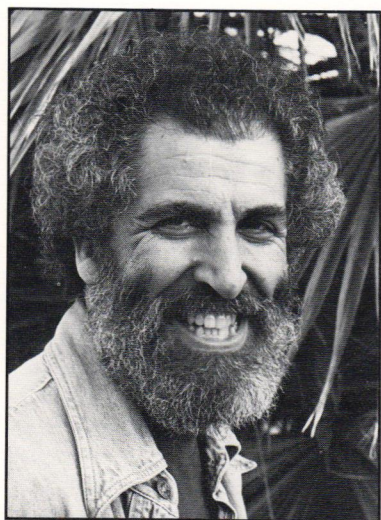
"Early in my career in the state service, I became aware of the deep chasm between architects in private practice and architects at the state level," Vick says. "It became obvious to me that something drastic had to be done, so I became active in AIA. At the first AIA convention, I felt like an illegal son at a family picnic. But I've been able to bridge that gap over the years."



John Weese
San Francisco Chapter



Thomas R. Vreeland
Los Angeles Chapter



Barry L. Wasserman
San Francisco Chapter

Barry L. Wasserman, FAIA, currently serves as the State Architect of California, a position he has held since 1978. As State Architect, Wasserman has worked to make public buildings non-bureaucratic, more energy efficient and accessible to the handicapped. During his tenure as Deputy, and later as State Architect, Wasserman directed the State Office Building Program and a related state-wide competition to encourage energy efficient design.

Wasserman earned his Bachelor's and Masters in Architecture from Harvard College and Harvard Graduate School of Design. He is a member and former chair of the National Architects in Government Committee, AIA; a member of AIA Northern California Chapter's Waterfront Task Force and Housing Task Force, the American Arbitration Association, National Panel of Arbitrators and the National Historic Trust.

"A Fellowship is not something you go out and solicit," says Wasserman. "It's

recognition by your peers. I always thought I was doing good work in the public sector. It's good to know your peers think so too."

John Weese, FAIA, was cited by the Institute for his accomplishments in building and transportation design. Weese's buildings have long been noted for their appropriateness of scale and use of materials. His pioneering achievements in transportation design are exemplified by his leadership of a joint venture team which designed eighteen miles of interstate freeway in Baltimore. As a member of AIA's Urban Design Committee, Weese was instrumental in writing AIA's policy proposal on transportation and land use. He calls transportation "an area ignored by design professionals."

Weese earned a Bachelor of Science in Architecture from the Illinois Institute of Technology, Chicago. While still a student, he began his professional career in the office of Mies van der Rohe. He joined Skidmore, Owings & Merrill in 1949, becoming a general partner in 1961. He opened his own office in 1973 to specialize in housing, urban design and architectural preservation. Although retired, Weese continues to work on housing and preservation projects. "Since my time is my own, I've never worked harder or enjoyed the profession more," he says.

Particularly active in Marin County affairs, Weese serves on the Architectural Advisory Committee of the Golden Gate Bridge and Transportation District, and on the Board of Directors of the Foundation for the Preservation of San Francisco's Architectural Heritage.

"Personally, I feel my greatest contribution to architecture is my involvement in AIA and community services," Weese says. "I've always been involved. As part of a big firm, it's hard to single out the efforts of one individual. There are a lot of people out there that are being lost. I'm very pleased to become a Fellow. It's something that everybody likes to have, especially if you've been involved with an institution like I have."

Thomas Reed Vreeland, FAIA, received a Bachelor of Arts and a Masters of Architecture from Yale University. He also attended the Ecole des Beaux Arts and the University of Rome.

While working with Louis I. Kahn, Vreeland was project designer for the award-winning Salk Laboratories in San Diego. He also designed such projects as the Sierra del Sol Condominiums in Taos, New Mexico; research laboratories at the University of Pennsylvania; and the Rittenhouse Swim Club in Philadelphia. While a partner with the firm of Kamnitzer Cotton Vreeland, his projects included the addition to the Santa Barbara Museum of Art, still awaiting construction; the library for the UCLA School of Architecture and Urban Planning; and branches for World Savings and Loan in Cerritos and Santa Ana. Vreeland recently joined Albert C. Martin and Associates as a senior designer.

Vreeland served two years on the architecture faculty at the University of Pennsylvania, then became the Chairman of Architecture at the University of New Mexico. He founded the architecture program at UCLA in 1968, and served as head of that program until 1972. He was Architect in Residence at the American Academy in Rome in 1974, and is currently a professor at the UCLA School of Architecture and Urban Planning.

Vreeland is a former chairman and current member of AIA's National Committee of Design; a member of the Planning Commission, City of Beverly Hills; and former chairman of the Awards Committee, Southern California Chapter of AIA. He currently is Chairman of the Editorial Board of *L.A. Architect*, the monthly publication of AIA's Los Angeles Chapter.

FROM THE FLOOR

Analysis of Senate Bill 165

On May 11, Senate Bill 165 (as amended May 6) authored by Senator Jim Ellis, R-San Diego, was heard in the Senate Business and Professions Committee. California Council, the American Institute of Architects is the sponsor of Senate Bill 165. This legislation is the result of several years of work on the part of the Council.

Senate Bill 165 would revise the membership of the Board of Architectural Examiners to a majority of architects. The membership of the Board would be increased from 9 to 13 members, as follows: 8 architects, 4 public members and 1 building designer. The Speaker of the Assembly and the Senate Rules Committee would each appoint 4 architects, one of whom would be a faculty member of a school of architecture in California. The public members and the building designer would be appointed by the Governor. The bill provides for *legislative* as well as gubernatorial oversight by requiring the Speaker of the Assembly and the Senate Rules Committee to participate in the appointment process.

CCAIA believes it is extremely important that a greater number of architects be represented on the Board, in numbers sufficient to create a majority. Currently the work to be done by the Board of Architectural Examiners greatly exceeds the number of architects available to perform it. Occasionally, issues do not receive the attention and technical input by architects that they should, due to the heavy workload and small number of architects on the Board. Because of the extremely technical nature of the profession, the existing three architects on the Board simply cannot adequately represent the many facets of the profession: government, industry, corporate, large private, small private, residential and non-residential. For the best possible decisions to be made from the perspective of the architectural profession and, eventually, to the benefit of the general public, the base of representation on the Board of Architectural Examiners must be broadened.

Additionally there is an inconsistency in statewide public policy toward professional licensing boards. The public member act of 1976 mandates public member majorities on all professional licensing boards. However, the Act itself sets the stage for exclusions by exempting the medical, dental and accountancy boards from the public member majority requirement. It has not been demonstrated that the public's health and safety was impaired when architect members predominated on the Board of Architectural Examiners prior to 1976.

The bill passed the Senate Business and Professions Committee 5-0. Legislators voting in favor of the legislation were: Chairman Alex Garcia, Senator William Craven, Senator John Doolittle, Senator Jim Ellis, and Senator Alan Robbins. Senator Dianne Watson abstained. Senators Henry Mello and Milton Marks had indicated their support of the legislation to CCAIA staff, but were not present at the hearing when the vote



Robert Droke

Architects from around the state spent one day in March meeting with their local legislators in Sacramento to familiarize legislators with issues of importance to architects. Pictured from left to right: William E. Patnaude, AIA, CCAIA vice president/president designate; Stanley Baird Faller, AIA, president San Joaquin Chapter-Sequoia Section; Senator Ken Maddy (R-Fresno); Ernie Yoshino, AIA, director, Sierra Valley Chapter; Jack Schutt, AIA, vice president, San Joaquin Chapter.

was taken. CCAIA President, Harry Hallenbeck attended the hearing to present testimony in support of Senate Bill 165. Representatives of the Board of Architectural Examiners and the Department of Consumer Affairs were present and testified in opposition to this legislation. The bill will be heard in the Senate Finance Committee next, with a vote by the full Senate anticipated sometime in late June. Should the legislation pass these two steps, it would then go to the Assembly Business and Professions Committee for hearing, as well as to the Assembly Ways and Means Committee for hearing on its fiscal impact.

Analysis of Assembly Bill 1647

In 1962 the State of California passed legislation which allowed persons practicing "building design" to submit their qualifications to the Board of Architectural Examiners within a period of 120 days, and if they were found to be qualified, they would be registered as Building Designers. The Registered Building Designers were to work toward their registration as architects within a period of ten years from 1962. In 1980, California Council, the American Institute of Architects Board of Directors affirmed its policy of seeking introduction of legislation in 1981 to eliminate the category of Registered Building Designers, and to certify as architects those Building Designers registered in 1962 who are qualified and still actively practicing building design in the state. To implement this policy, Assembly Bill 1647, authored by Assemblyman Larry Stirling, R-San Diego, was introduced on March 6, 1981.

In its initial form, the bill would have deleted all provisions in statute relating to the registration of Building Designers. The bill would have required any Registered Building Designers who are practicing as of December 31, 1981, to apply to the Board of Architectural Examiners prior to July 1, 1982, for a certificate to practice architecture. The Board would have the authority to determine whether the applicants should be required to take any portion of the examination for a certificate to practice architecture.

However, several questions were raised as to the legality of the qualification determination portion of the proposed legislation. There is considerable opinion among legal scholars that the legislature does not have the authority to pass legislation which would deprive individual persons of their livelihood. It was also deemed politically infeasible to seek passage of a bill which would possibly result in the elimination of professional livelihoods. Accordingly, the bill was amended on April 30, 1981, and now includes a provision whereby Registered Building Designers automatically will be enfolded as architects upon payment of a fee to the Board of Architectural Examiners.

Enactment of this legislation will be a two year process. The bill is awaiting hearing in the Assembly Business and Professions Committee, chaired by Assemblyman William Filante.

Bill Summary

SENATE BILLS:

SB 67, Garcia: Declares legislative intent to provide "reasonable" access to historical buildings for the physically handicapped. Also would require that the application of **access standards** by a city, county, or state agency, or exemptions from access requirements, be done on a case-by-case basis.

SB 78, Ayala: Requires Director of Forestry to designate hazardous fire zones, and requires Commission on Housing and Community Development to adopt regulations for **roof coverings** on buildings constructed within severe fire hazard zones.

SB 153, Presley: Authorizes Director of Corrections to construct **maximum security institutions** in San Diego and Folsom. Provides exemptions from Government Code sections re role of State Architect and selection of architects.

SB 165, Ellis: Reconstitutes the composition of the **Board of Architectural Examiners** to: 8 architects, 4 public members, and 1 building designer. Four of the eight architects would be appointed by the Senate Rules Committee and four by the Speaker of the Assembly. The four public members and building designer would be appointed by the Governor. Terms of service would be reduced to two years.

CCAIA Position

Status of legislation

Support	Passed Senate; pending vote in Assembly Governmental Organization Committee.
Support, if amended	Pending hearing in Senate Finance Committee.
Oppose unless amended	Passed Senate; pending hearing in Assembly Committee on Criminal Justice.
Support/Sponsor	Pending hearing in Senate Finance Committee.

Bill Summary

CCAIA Position

Status of legislation

SB 216, Boatwright: Prohibits **adoption of regulations by state agency** unless text has been available to public 15 days prior to close of public hearing at which adoption is made.

Support

Pending hearing in Senate Governmental Organization Committee.

SB 360, Alquist: Requires Commission on Housing and Community Development to adopt rules to see that **mobilehome** purchasers are offered earthquake-resistant bracing systems for seismic safety purposes; requires CHCD to contract with State Architect for design criteria.

Support

Passed Senate.

SB 475, Petris: Creates State Capitol Area Commission to regulate development of other physical changes to **State Capitol**, the State Library and Court Buildings, Office Building #1, and the surrounding grounds. Seven member Commission: 4 members appointed by Legislature, 3 members appointed by Governor. Emphasis will be on historic preservation, restoration, and maintenance.

Support

Pending hearing in Senate Governmental Organization Committee.

SB 580, O'Keefe: Prohibits cities or counties from adopting ordinances placing moratoriums on issuance of **building permits**, unless it determines shortages of sewer treatment capacity, water or school facilities.

Watch

Not yet referred to Committee.

SB 613, Johnson: Would grant **building designers** the same 30 day grace period for renewing their licenses as now provided architects.

Neutral

Pending hearing in Senate Finance Committee.

Bill Summary

CCAIA Position

Status of legislation

SB 643, Keene: Prohibits after January 1983, construction of buildings with specified types of **water closets** deemed to use excessive amounts of water.

Amend

Passed Senate.

SB 905, O'Keefe: Would create a **new State Board of Architectural Examiners** as a separate entity within State Government, independent of the Department of Consumer Affairs.

Support/
Sponsor

Anticipate Interim hearings.

SCR 4, Marks: **Creates Heritage Task Force** to develop a statewide policy for preservation of California's "architectural, cultural and historic resources". Task Force will cease to exist after one year. Provides for 16 members, one of whom shall be a representative of CCAIA, appointed by the Speaker of the Assembly.

Support

Passed Senate; pending hearing in Assembly Governmental Organization Committee.

ASSEMBLY BILLS

AB 62, Greene: Allows **school districts** to contribute 1% per year over a 10 year period, for the cost of capital outlay projects, rather than paying the 10% cost in one year as is now required.

Watch

Pending vote on Senate Floor.

AB 103, Robinson: Provides for regulation of sale or installation of **urea formaldehyde foam insulation** in residential or commercial buildings, commencing January 1, 1982.

Watch

Pending hearing in Assembly Ways and Means Committee.

AB 243, Hughes: **Creates Commission on Affordable Housing** to evaluate housing laws, regulations, and effectiveness of housing policies. Self-repeals in 1985. Appropriates \$150,000.

Amend

Pending hearing in Assembly Ways and Means Committee.

Bill Summary

AB 255, Greene: Revises definitions of "conditions of overcrowding", and "reasonable methods for mitigating conditions of overcrowding" in relation to **school facilities**, to make the construction/improvement/expansion of school buildings more feasible.

AB 287, McCarthy: Would prohibit a city or county from imposing as a condition to the issuance of any **permit** that the applicant perform any requirement that the city or county could have required as a condition to a previously approved tentative **subdivision map**.

AB 299, Thurman: Would **decrease the years-of-practice requirement for the architect members and the building designer member on the Board of Architectural Examiners** from 8 to 5 years and would delete the prohibition against the building designer member acting or voting on applicants for certification as architects.

AB 604, Rosenthal: Would authorize a city or county to provide bond financing for costs to owners of bringing eligible non-residential buildings and eligible residential hotels up to **seismic safety standards**.

CCAIA Position

Support

Watch

Neutral

Support

Status of legislation

Pending hearing in Senate Education Committee.

Pending hearing in Assembly Local Government Committee.

Pending vote on Assembly Floor.

Pending hearing in Assembly Ways and Means Committee.

Bill Summary

AB 915, Wray: Would require any architect or general contractor who submits plans or designs for, or constructs a **privately owned high-rise structure to certify to the State Fire Marshal** that such plans, designs, or construction conforms to all applicable high-rise structure fire safety standards in accordance with guidelines for certification adopted by the State Fire Marshal.

AB 999, Wray: Would delete statutory building standards from the provisions of the State Building Standards Code; would exempt from the approval of the **State Building Standards Commission** all building standards required by federal law. Deletes the authority of the commission to require the deletion of building standards in other titles of the Administrative Code.

AB 1041, Levine: Authorizes counties and cities to provide bond financing to bring eligible nonresidential buildings and residential hotels up to applicable standards of **seismic safety** for new buildings.

AB 1647, Stirling: Would **delete all provisions in law relating to the registration and regulation of building designers**. Would also provide for the certification of building designers as architects upon application to the Board of Architectural Examiners by July 1, 1982.

CCAIA Position

Oppose, unless amended

Oppose

Support

Support/
Sponsor

Status of legislation

Pending hearing in Assembly Ways and Means Committee.

Pending hearing in Assembly Ways and Means Committee.

Pending hearing in Assembly Committee on Governmental Organization.

Pending hearing in Assembly Business and Professions Committee.

Emerging Techniques in the Practice of Architecture

CCAIA's Third Annual Business and Financial Management Conference will take place at the St. Francis Hotel in San Francisco, September 18-19, 1981.

Committee chairperson **Shirley Downs** says the conference will be as informative and even more exciting than past conferences. Architects will discuss management issues in five workshop sessions, with a round table discussion to encourage participation by more attendees.

The workshops deal with design practices, emphasizing procedures, processes and case studies useful to both smaller and larger firms. Participants will return to their offices with ideas for immediate implementation and long range planning.

"Emerging Techniques" offers participants a variety of subjects which affect their potential to deal successfully and profitably with the marketplace of the future. The workshop topics and faculty have been selected to provide well-rounded, relevant studies of "Emerging Techniques in the Practice of Architecture."

WORKSHOP I: MARKETING TECHNIQUES

Presented by **Steve Bell** of Welton Becket Associates, Los Angeles — Basic concepts of marketing and presentation techniques through highly sophisticated and future methods.

WORKSHOP II: COMPUTER APPLICATIONS

Presented by **David Leckie, AIA** of Space for People, Los Angeles — Computer applications ranging from desk top modes and word processors through the feasibility of CAD Systems.

WORKSHOP III: COMPUTER-AIDED DRAFTING AND DESIGN

Presented by **Duane Koenig** of Southern California Architecture and Engineering Computer Services, Inc. (formerly with Albert C. Martin Associates), Los Angeles — Discussion of case studies and equipment on site; the "state of the art" in CAD Systems.

WORKSHOP IV: DEVELOPING HUMAN RESOURCES

Presented by **Glen Strasburg**, Professor of Business and Economics, University of California, Berkeley — Basic concepts of present human resource development, important issues of hiring and maintaining personnel, and future requirements of emerging technological progression.

WORKSHOP V: TOMORROW'S DESIGN TEAM

Presented by **Jack Rominger, AIA** of Erlich Rominger Architects, Palo Alto and **Bob Stauder, AIA** of HOK, San Francisco — Theory and case studies of alliances (joint venture, associations, etc.) with other architects, engineers, contractors, developers and consultants. The reasons, the benefits and the pitfalls.

ROUND TABLE

An open discussion monitored by a member of the conference committee includes conference topics, as well as issues generated by the attendees.

KEYNOTE SPEAKERS

At the Saturday luncheon, **Assembly Speaker Willie B. Brown, Jr.** will address broad aspects of the society we serve. Two other keynote speakers will highlight the Friday luncheon and the Saturday morning session. Time is set aside on both days for informal interchange of ideas between the faculty and the participants.

CCAIA and the Business and Financial Management Committee are proud to present this timely and informative conference. The fee structure has been established to encourage more than one member of your firm to attend. Further information may be obtained by contacting CCAIA, 1414 K Street, Suite 320, Sacramento, CA 95814. Phone: (916) 448-9082.

We look forward to seeing you in September.

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